

027.A

0002

0092.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

638,000 /

638,000

USE VALUE:

638,000 /

638,000

ASSESSED:

638,000 /

638,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92-94		OXFORD ST, ARLINGTON

OWNERSHIP

Owner 1:	MCMURTRAY LUKE & HANA	Unit #:	92
Owner 2:			
Owner 3:			

Street 1:	92 OXFORD ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER
Owner 1: LEODAS KATRINA -
Owner 2: -
Street 1: 92-94 OXFORD ST UNIT 92
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474
Cntry:
Own Occ:

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1531 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8239																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	634,900	3,100		638,000		313243
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

Total Card / Total Parcel

638,000 /

638,000

638,000 /

638,000

638,000 /

638,000



USER DEFINED

Prior Id # 1:	18377
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:34:53
PRINT	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEODAS KATRINA,	73670-399	2	11/18/2019		770,011	No	No		
HOLCOMBE HEATHE	63614-484		5/15/2014		516,000	No	No		
ALUIA JOSEPH,	57730-493		10/27/2011		431,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2020	SQ Returned							JO Jenny O
1/23/2020	SQ Mailed							MM Mary M
5/17/2018	Measured							DGM D Mann
9/24/2013	Info Fm Plan							BR B Rossignol
5/8/2012	Whole Card							BR B Rossignol
1/30/2012	NEW CONDO							BR B Rossignol
1/27/2012	MLS							EMK Ellen K

ACTIVITY INFORMATION

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

GLA=1531 SFT.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 2
	Baths: 2	HB

UnSketched SubAreas:
GLA: 1531,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	1 7 2

RES BREAKDOWN**CONDO INFORMATION**

Location:	
Total Units:	

Floor:**1 - 1st Floor****% Own:****45.000000000****Name:****CALC SUMMARY**

Basic \$ / SQ:	295.00
Size Adj.:	1.33582616
Const Adj.:	0.98745072
Adj \$ / SQ:	389.123
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	779985
Depreciation:	145077
Depreciated Total:	634908

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	AvRate:
Juris. Factor:	1.00
Special Features:	0
Final Total:	634900
Val/Su SzAd	414.70

PARCEL ID

027.A-0002-0092.0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area	Usbl	Descrip	%	Type	Qu	# Ten
GLA	Gross Liv Ar	1,531	389.120	595,748								
Size Ad	1531	Gross Are	1531	FinArea	1531							

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X10	A	AV	1916	28.89	T	40	102			3,100			3,100

More: N

Total Yard Items:

3,100

Total Special Features:

Total:

3,100